

BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

TIME APPROXIMATE

Meeting Date: January 21, 2004

Division: District 1

Bulk Item: Yes ☐ No ☐

Department: Commissioner Dixie M. Spehar

AGENDA ITEM WORDING:

Approval to direct staff to prepare appropriate draft amendments to the LDR's that would add employee housing, affordable housing and liveboards to "as of right uses" in the Maritime Industrial and Mixed-Use districts so that they will be consistent with Comprehensive Plan policies and to change our current ROGO allocation for legally established livaboards from 1.0 to .50.

ITEM BACKGROUND:

Employee and affordable housing is allowed in the Comprehensive Plan policies 502.1.1 and 502.1.2. We are requesting having liveboards be included in affordable housing as they create less impact on evacuation than traditional housing

PREVIOUS RELEVANT BOCC ACTION:

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATIONS:

TOTAL COST: _____

BUDGETED: Yes ☐ No ☐

COST TO COUNTY: _____

SOURCE OF FUNDS: _____

REVENUE PRODUCING: Yes ☐ No ☐ AMOUNT PER MONTH _____ Year _____

APPROVED BY: County Atty _____ OMB/Purchasing _____ Risk Management _____

DIVISION DIRECTOR APPROVAL:

Dixie M. Spehar
Commissioner Dixie M. Spehar

DOCUMENTATION: Included ☐ To Follow ☐ Not Required ☐

DISPOSITION: _____

AGENDA ITEM # M4

GOAL 502

All existing and future residents and guests of Monroe County shall be served with ports in a manner that maximizes safety, convenience, economic benefit, environmental compatibility and consistency with other elements of the comprehensive plan. [9J-5.009(3)(a)]

Objective 502.1

Because of the Florida Key's unique nature as an archipelago, Monroe County shall promote the preservation and enhancement of the existing ports and port related activities.

Policy 502.1.1

Monroe County shall permit only port and port related land uses within the Safe Harbor/Peninsular port area of Stock Island. Within twelve months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations and amend the Land Use District Maps to only permit those land uses including but not limited to commercial and industrial port dependent uses, industry, commercial fishing, marinas, and employee housing. [9J-5.009(3)(c)5]

Policy 502.1.2

Monroe County shall permit land uses supportive, complementary or otherwise port related nearby and adjacent to the Safe Harbor/Peninsular port area of Stock Island. Within twelve months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations and amend the Land Use District Maps to only permit those uses, including but not limited to warehousing, industry, affordable housing, marine businesses, and restaurants. [9J-5.009(3)(c)5]

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October 21, 2003

Mayor Dixie Spehar,
Board of County Commissioners

In keeping with our discussion and your comments at the County Board of Commissioners meeting of October 15th, the Safe Harbor Seaport Owners Association, Inc. is presenting the following proposal to help solve the Affordable Housing needs on Stock Island.

We are requesting a text change to the LDR's that would add Employee Housing and Affordable Housing (as allowed in Comprehensive Plan Policies 502.1.1 and 502.1.2 respectively) along with Live-aboards, used as Employee Housing or Affordable Housing, to "as of right uses" in the Maritime Industrial and Mixed-Use districts of the Safe Harbor/Peninsular Port area of Stock Island. In addition we are requesting that Live-aboards be included in the definition of Affordable Housing.

This text change would make the LDR's consistent with the Policy governing them and further add Live-aboards to the Affordable Housing stock.

By adopting this text change the County would be granting legal recognition to residences that are reasonably priced by their design and site characteristics, in an area that historically includes such residences. This text change would also prevent the loss of this unique housing, a loss that would place on the Stock Island Community and Monroe County the undue burden of providing replacement housing.

To further facilitate this plan, we need to examine the ROGO allocation that is now required for each Live-aboard residence. Currently, one full ROGO allocation is needed to establish a Live-aboard. Because Live-aboard occupants are, by necessity, among the first to evacuate and create less impact on evacuation than traditional housing, it would be reasonable to require only one-half a ROGO allocation for each Live-aboard. For many years, and for similar reasons, Key West has allocated a .55 ROGO allocation to each Accessory Unit attached to a Single Family home. These Accessory Units were restricted to Affordable Housing. An allocation of .50 would have been less cumbersome.

Our current ROGO allocation for an existing, legally established Live-aboard is 1.0. If a Live-aboard now is only required to have a .50 allocation, the previously designated 1.0 could be split in two to conform to the new .50 allocation and the remaining .50 be provided for land based, affordable housing ROGO allocations, for example Accessory Units.

We could go a long way in resolving the Affordable Housing crunch by creating new Affordable Housing as live-aboards and building new land based Affordable Housing with no additional impact on the number of ROGO units available.

Respectfully submitted,

Catherine Harding